

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL P-13B

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Frank Fernandes has expressed interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-13B;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Frank Fernandes be and hereby is designated as redeveloper of Disposition Parcel P-13B in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Completion of improvements within 6 months from date of conveyance.

2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

3. That it is hereby determined that Frank Fernandes possesses the qualifications and financial resources necessary to undertake the development of this land in accordance with the urban renewal plan.

4. That the Director is hereby authorized for and on behalf of the Authority to execute and deliver a Land Disposition Agreement for Disposition Parcel P-13B between the Authority as seller and Frank Fernandes as buyer, in consideration of that purchase price in which HUD concurrence has been received, and the buyer's agreement to continue to maintain the Parcel, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

5. That the Director is further authorized to execute and deliver deed conveying said parcel pursuant to such disposition agreement; and that the execution by the Director of such agreement and deed to which a certificate of vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

6. That the Director is further authorized to grant, to and for the benefit of the abutting land-owners such easements of access and travel over Disposition Parcel P-13B as the Director shall deem necessary or appropriate, such easement grants to contain such terms and conditions as the Director shall deem proper and in the best interests of the Authority.

7. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM:

JUN 28 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN MASS. R-55 / Disposition Parcel P-13B
Final Designation of Redeveloper

Disposition Parcel P-13B is located on Walker Street in the Charlestown Urban Renewal Area. The single abutter, residing at 46 Walker Street, has been notified of the availability of subject parcel in accordance with the "Policies and Procedures for the Sale of Small Parcels" which were adopted by the Authority on November 18, 1966.

A letter of interest was received from the abutting owner, expressing a desire to develop subject parcel for yard space.

The subject parcel, containing approximately 263 square feet of land, was appraised by the designated staff re-use appraiser of the Authority, as permitted under Department of Housing and Urban Development regulations, and the minimum disposition price of \$25. was approved by the Board on May 24, 1973.

It is therefore recommended that the Authority adopt the attached resolution designating Frank Fernandes of 46 Walker Street, Charlestown, as redeveloper of Disposition Parcel P-13B.

ATTACHMENT